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DEVELOPMENT FEES IN THE SAN FRANCISCO BAY AREA

SUMMARY REPORT

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Hotel Claremont ■ Berkeley, California 94705 ■ (415) 841-9730

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INTRODUCTION

This summary report updates a 1979 survey assessing development fees for new residential, commercial and light industrial construction in the Bay Area (Development Fees in the San Francisco Bay Area: A Survey, Association of Bay Area Governments, February 1980). This update provides the latest information for local decision-makers to use in evaluating their development fees in comparison to those of other cities and counties in the region.

As in 1979, this survey gathered information only on what local jurisdictions charge for development-related services. Again, no attempt was made to assess the actual cost to cities or counties performing these services, nor to assess how these costs are or are not passed on to the consumer. Although an attempt was made to determine the length of time it takes to put each building type through the development process, the data collected was not considered sufficiently reliable to include in the study. How time affects the developer's or consumer's costs was not assessed. What this survey does provide is a sense of the pattern of development fees charged by local jurisdictions across the Bay Area and how these fees have or have not changed since 1979. Detailed information about the various fees charged by each locality is presented in Development Fees in the San Francisco Bay Area: An Update (Association of Bay Area Governments, January 1982).

In August of 1981, ABAG sent a development fee survey to every city and county in the region. Each locality was asked to fill in its 1981 fees, and either to correct any misinformation we had on the 1979 fees or to send 1979 fees if they had not earlier. This report includes comparisons between 1981 fees and updated 1979 fees. Therefore, these 1979 fees supercede those published in the earlier survey.

The survey uses four hypothetical, but typical structures to assess development fees. They are the identical structures that were used in 1979. The buildings and their characteristics were selected specifically to represent a broad spectrum of types, so as to encompass the widest possible range of development fees. The hypothetical buildings are:

1) a three-bedroom, single-family home within a new subdivision of 100 such homes;

2) a seven-unit multi-family dwelling;

3) a restaurant seating 48 people; and

4) a print shop.

Floor plans and basic statistics for each structure can be found at the beginning of each section.

The following 71 jurisdictions responded to the survey and provided their 1981 fees. The county fees given apply to the unincorporated areas:

Alameda County

Alameda
Albany
Berkeley
Fremont
Hayward
Livermore
Oakland
Pleasanton
San Leandro
Union City

Contra Costa County

Antioch
Brentwood
Clayton
Concord
El Cerrito
Hercules
Martinez
Moraga
Pinole
Pittsburg
Richmond

Marin County

Mill Valley
Novato
San Anselmo
San Rafael
Sausalito
Tiburon

Napa County

City of Napa

San Francisco County and City

San Mateo County

Atherton
Belmont
Burlingame
Colma
Daly City
Foster City
Pacifica
Portola Valley
Redwood City
San Bruno
San Mateo
South San Francisco

Santa Clara County

Campbell
Cupertino
Gilroy
Los Altos
Los Gatos
Morgan Hill
Mountain View
Palo Alto
San Jose
Santa Clara
Saratoga
Sunnyvale

Solano County

Dixon
Fairfield
Rio Vista
Suisun City
Vacaville
Vallejo

Sonoma County

Petaluma
Rohnert Park
Santa Rosa
Sonoma

The following development fees were studied:

1) planning fees, such as those assessed for re oning, environmental studies, and map approval;

2) building department fees for building, plumbing, mechanical, and electrical permits;

3) "growth-impact" fees, such as those assessed for parks and schools; and

4) utility charges for storm drain, sewer, and water connections.

Cities and counties were also asked to estimate the average and the minimum amounts of time it would take to put each development through the planning process. This was included in the 1981 questionnaire because it was felt that its absence was a notable gap in the earlier report. However, this turned out to be an extremely difficult question to answer with any accuracy. First and most obviously, it is impossible to generali e about a process that contains so many contingencies. This is especially true of the subdivision. Second, there were misunderstandings about what was meant by the "planning process." Although the questions were meant to encompass the entire process, from the submittal of the tentative map to the issuance of a building permit, some localities estimated the length of only part of the process--for example, that connected with the planning department only.

An attempt was made to focus the two questions on length of time toward a specific set of circumstances connected with each development; however, this proved to be difficult because of the nature of the planning process, and the large number of variables involved. As a consequence, it is not certain that the answers received from all respondents are comparable. Nor is it certain that the cities at the upper end of the time scale are necessarily the slowest. Because the reliability of the data is questionable, it was decided not to include them in the final report.

In attempting to establish comparability across the Bay Area, the survey assumed that the identical four structures would be built in the different cities and counties of the region. However, unlike the 1979 survey, building valuation was not held constant across the region. Based on responses to the earlier survey, it was felt that this procedure artifically inflated building valuations in some localities, and therefore inflated both building permit and plan check fees, which are based on building valuations. Although the valuations clustered quite strongly, there were differences. Because of these differences, building permit and plan check fees for 1979 and 1981 are not strictly comparable.

The 1981 Pattern

Not surprisingly, the fee structure uncovered in this survey is very similar to that found in the 1979 survey. There is still an extremely wide variation in local government fees. Total development fees for the single-family home range from a low of $420 in Portola Valley to a high of $8,568 in Tiburon. Multi-family totals range even more widely, from $1,610 in unincorporated Solano County to $36,578 in Livermore.

A second general observation that holds true from 1979 is that cities that are growing slowly, or not at all, tend to have lower development fees (e.g. Albany, Palo Alto), while some of the highest development fees are found among those cities developing most rapidly (e.g. Fairfield, Brentwood). The high development fees in the rapidly growing areas are solely due to increases in growth-impact and utility costs, while planning and building fees remain the same. Thus, high fees are used to help finance the facilities necessary for development, such as schools, roadways, parks, and sewer and water systems.

Environmentally mandated costs comprise only a small proportion of development fees. For the single-family home, these costs include an initial environmental study, and an Environmental Impact Report (EIR) processing fee. For the other three building types, environmentally mandated fees are for an initial environmental study resulting in a negative declaration (i.e. the determination that an EIR is not necessary). For all four building types, environmental costs range from 10 to 21 percent of total planning fees, and from about 0.1 to 2 percent of total development fees. However, the cost of producing an EIR for the single-family development is not included in these charges; its inclusion would no doubt increase the proportion of development fees going towards this category.

Finally, on a per-unit basis, the growth-impact and utility fees for the multi-family dwelling are lower than those for the single-family home. In short, it costs the developer less, on a per-unit basis, to pay local government fees for higher density development.

1979 Fees vs. 1981 Fees

Many cities have continued to increase their fees in an attempt to compensate for the loss of property tax and general fund revenues that has occurred since the passage of Proposition 13. If anything, this issue has become more pressing since 1979. Prior to the reduction of property taxes, fees for planning, utilities, and other services did not cover the cost of these services to local governments. Governments and existing residents, in effect, subsidized new developments via the property tax. With this source of income drastically curtailed, and with State funds also being reduced, it has become prohibitively expensive for localities to support large-scale development unless these developments go further towards paying for themselves--thus, the increase in fees.

From 1979 to 1981, median total development fees rose 32 percent for the single-family home, 28 percent for the multi-family dwelling, 46 percent for the restaurant, and 24 percent for the print shop. Although planning fees rose the least (20 percent on average), it is interesting to note that this category shows the most increase since 1979 in those fees which are determined by "staff time." Staff time is a tool several jurisdictions use to more closely tie fees to the actual cost of performing the service. What this means for this survey is that the totals given for many planning fees are in fact incomplete. If "staff time" could be estimated accurately, planning fees (and therefore total development fees) would no doubt show a greater percentage increase over these past two years.

The median total for building fees rose an average of 37 percent from 1979 to 1981, with the single-family home and the restaurant showing the greatest increases.

The median total for growth-impact fees rose an average of 26 percent across the region. However, for the single- and multi-family dwellings and the print shop, the average total rose much more rapidly than the median total. In addition, roughly the same percentage of jurisdictions charge growth-impact fees to each of the four buildings in 1981 as in 1979. In other words, few of the responding jurisdictions which did not assess growth-impact fees in 1979 have added them, but those that assessed them in the first place have increased the amounts charged significantly.

Finally, the median total for utility connections has increased an average of approximately 29 percent since 1979. This increase ranges widely, however, from a low increase of 12 percent for the single-family home, to a high of 40 percent for the multi-family dwelling.

The fees tended to increase by the highest percentages in the faster-growing areas of the region, although this was not always the case. Jurisdictions in which total development fees increased by at least 50 percent for at least three of the four buildings (not always the same three buildings) include: Antioch, Brentwood, Campbell, Fairfield, San Rafael, Santa Clara, Sonoma County, Suisun City, and Vacaville. In contrast, fees tended to increase the least in the older, more slowly-growing areas of the region, although again, there were exceptions. Jurisdictions in which total development fees increased by 12 percent or less for at least three of the four buildings include: Alameda County, City of Alameda, Berkeley, Contra Costa County, Daly City, Fremont, Los Gatos, Oakland, Petaluma, Pittsburg, Richmond, San Bruno, San Leandro, and the City of Sonoma.

Based on the patterns of the 1981 fees and the changes since 1979, it is clear that, as in 1979, the relationship between development fees, building prices and rate of development is a complex one. As was stated in 1979, we do not know what impact development fees have on the decision to construct housing. What we do know is that development fees are highest in communities undergoing the most rapid growth, and it is in these areas that fees have tended to rise the most rapidly since 1979. As in 1979, units sold in such areas tend to be priced lower than units sold in areas of lower fees. Furthermore, in all areas, development fees are only a small percentage of total building costs. To repeat what was stated in 1979, there are many reasons why more housing is being built in outlying areas, land availability and land cost being two important ones. We can only speculate that in these areas, high fees alone do not seem to act as a strong constraint on housing construction, and low fees alone do not seem to be producing housing in the inner areas.

This summary report contains four additional sections based on the four structures used. Figures from 1979, including means and medians, are often quoted as a comparison with the latest figures. These figures will not necessarily be identical to those published in the 1979 report because of: 1) corrections to the 1979 data collected two years ago; and 2) the addition of 1979 data for new cities. For a further discussion of the differences between the original and the latest 1979 fees, the reader is referred to the full report.

Fees are given in current dollars for both 1979 and 1981. When noting increases over these two years the reader should be aware that inflation is not taken into account. In the Bay Area, the increase in the Consumer Price Index from 1979 to 1980 was approximately 15 percent; the increase from 1980 to 1981 was approximately 11 percent. Thus, an increase in any given fee between these two years would have to be above 27 percent in order to represent an increase in real dollar amount. Conversely, any increase much below that figure represents a decrease in real dollar amount.

Finally, the last section of this report contains a discussion of the percentile ranking of total development fees for each structure for all of the responding jurisdictions in 1979 and 1981.

I. SINGLE-FAMILY HOME

- Figure 1 shows the floor plan of the home chosen as the prototypical single-family unit. Figure 2 displays the basic statistics of this home. For the subdivision, we have assumed that where the locality provides an option, the following planning services are required: general plan amendment, rezoning, planned unit development (PUD), initial environmental study, and Environmental Impact Report (EIR). We have also assumed that water and sewage facilities are in place, and that individual homes merely have to be connected with existing mains.

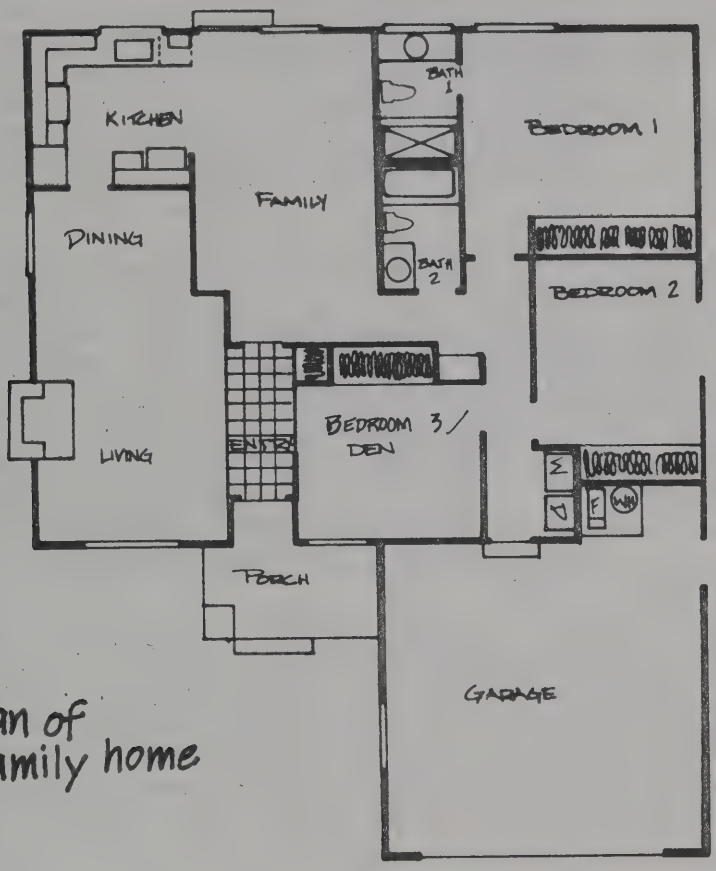


Figure 1.
Floor plan of single-family home

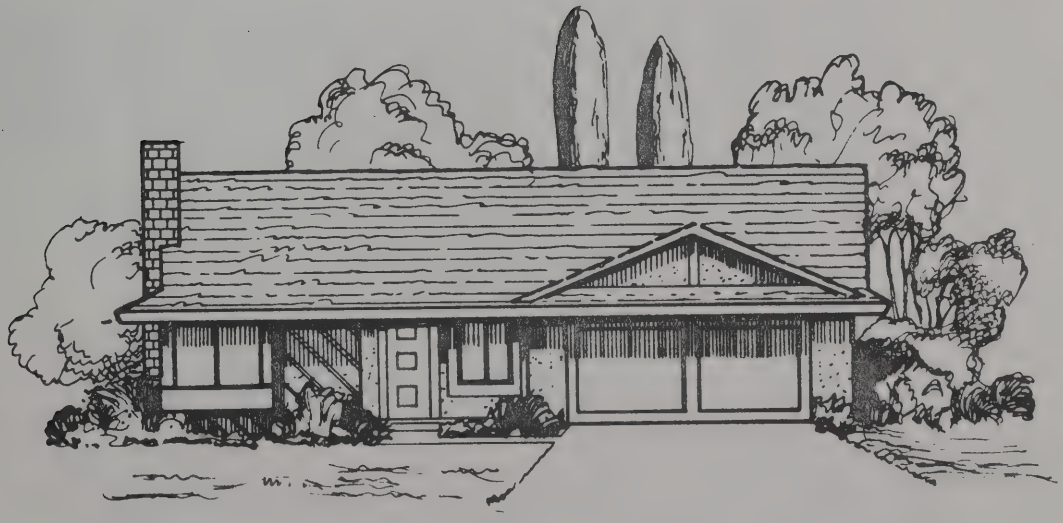


FIGURE 2

SINGLE FAMILY HOME IN SUBDIVISON:

BASIC STATISTICS

total area of site: 25 acres
individual units: 100
individual lot size: 5500 sq. ft
bedrooms per unit: 3
sq. footage per unit: 1434
building classification: V (wood frame; good)
garage footage: 441 sq. ft.
frontage feet: 50
impervious sq. footage per unit: 2121
grading: 100,000 cu. yds.
new streets, no encroachment

- Total planning fees range widely, from $25 to $33,550, with a median total of $4,033. The totals for twenty-six jurisdictions are not complete, however, because they do not take into account staff time charged. Thus, the actual costs charged may be considerably higher. In addition, two jurisdictions (Moraga and San Leandro) charge only staff time for all their planning fees; thus, even a partial total was impossible to estimate. As a comparison, 40 percent of the jurisdictions used staff time or actual costs for at least one of their planning fees in 1981; this figure was only 27 percent in 1979.

- Total building costs include: building permit, plan check fee, plumbing, mechanical and electrical permits. Totals range from $329 in Portola Valley to $1786 in Berkeley, with most fees clustering in the $600 to $700 range. The median total of $640 represents a 43 percent increase over the median of $447 in 1979.

- Seventy-three percent of the responding jurisdictions charge at least one growth-impact fee. There is a wide range of totals, from $23 in Pittsburg to $4287 in San Jose, per home. The median total growth-impact fee is $1032. The fees are for such facilities as parks, roadways, schools and public facilities development.

- o Utility fees can vary widely, depending on whether they are to pay for new facilities, maintenance, and/or simply for the connection to the particular home. Water connection fees, for example, range from $104 in Daly City to $3497 in Pacifica, while in thirteen jurisdictions there is no charge for this service at all. The median utility connection charge (storm drain, sewer and water) is $1565.

- o Total development fees per single-family home range from $420 in Portola Valley to $8568 in Tiburon. The median total of $3490 is 32 percent higher than the median total for 1979.

Figure 3 is the result of ranking total development fees per single-family home, and grouping the cities into three zones (counties were not included because of the wide range of utility connection fees depending upon location in the unincorporated areas). As in 1979, it is clear that development fees tend to rise moving outward from the older, more built-out core areas, to the outer, more rapidly developing areas of the region.

However, as Figure 4 shows, the different fees do not rise proportionately. Fees for planning services and building inspections remain the same, both proportionately and in absolute numbers, in all three zones. In contrast, growth-impact fees rise dramatically, from six percent of the total in Zone 1, to 26 percent of the total in Zone 2, to 41 percent of the total in Zone 3. Utilities fees are about the same proportion in all three areas, but rise in real numbers more than three-and-a-half times from Zone 1 to Zone 3. Fifty-six percent of the fees in Zone 1 go to growth-impact and utilities fees; this rises to 80 percent in Zone 2, and to 89 percent in Zone 3.

Thus, the high development fees in the fast-growing outlying areas of Zone 3 are paying for infrastructure: parks, schools, sewer systems, water facilities, etc. The fees of the "infill" areas of Zone 2 are also directed towards providing these facilities, but at only half the cost, on the average, of the outlying areas. Although there has been an increase in the average totals within zones, this pattern is substantially the same as that uncovered by the 1979 survey.

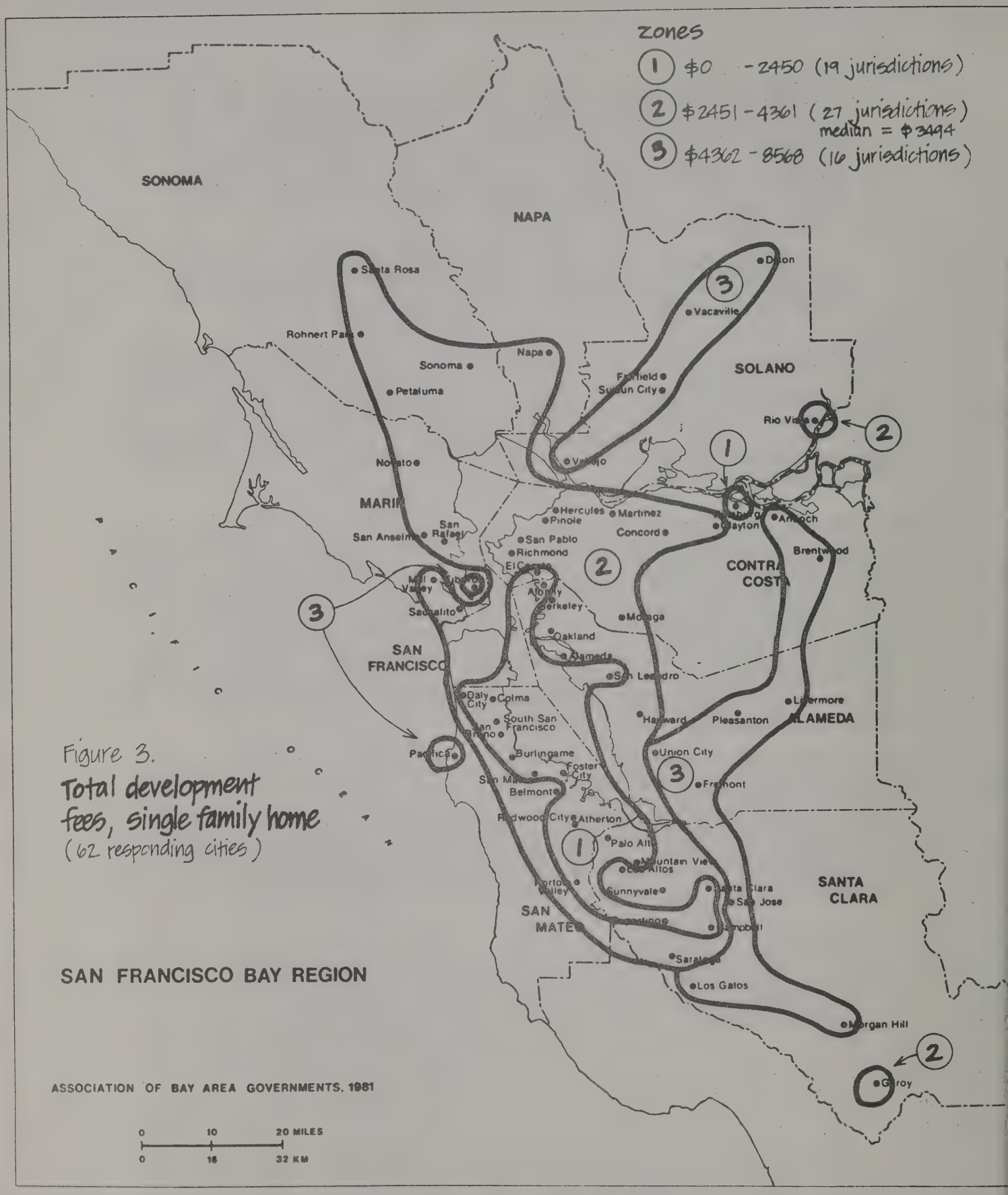


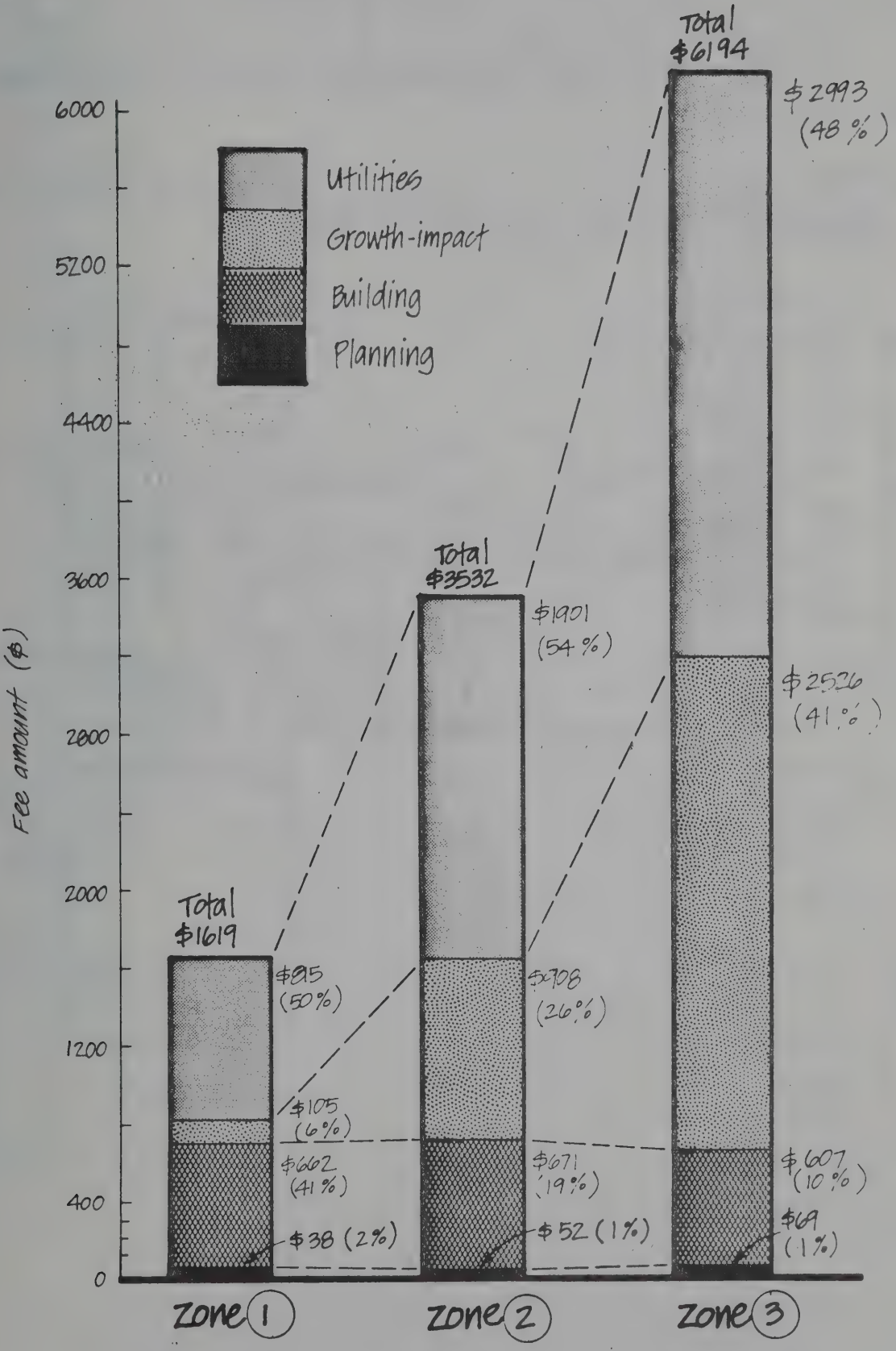
Figure 3.
Total development fees, single family home
(62 responding cities)

SAN FRANCISCO BAY REGION

Figure 4.

Average development fees, single-family home: zones (1) (2) and (3)

(See map for zone areas)



II. MULTI-FAMILY DWELLING

Figures 5 and 6 illustrate the floor plans and Figure 7 the basic statistics of the hypothetical seven-unit multi-family building. As with the single-family development, it was assumed that the same multi-family dwelling was built in each of the cities and counties. We have further assumed the following: 1) the building will be constructed in an area which is already zoned multiple family; 2) a parcel map will not be necessary; and 3) an initial environmental study will result in a negative declaration.

Figure 5.
Ground floor plan of multi-family home

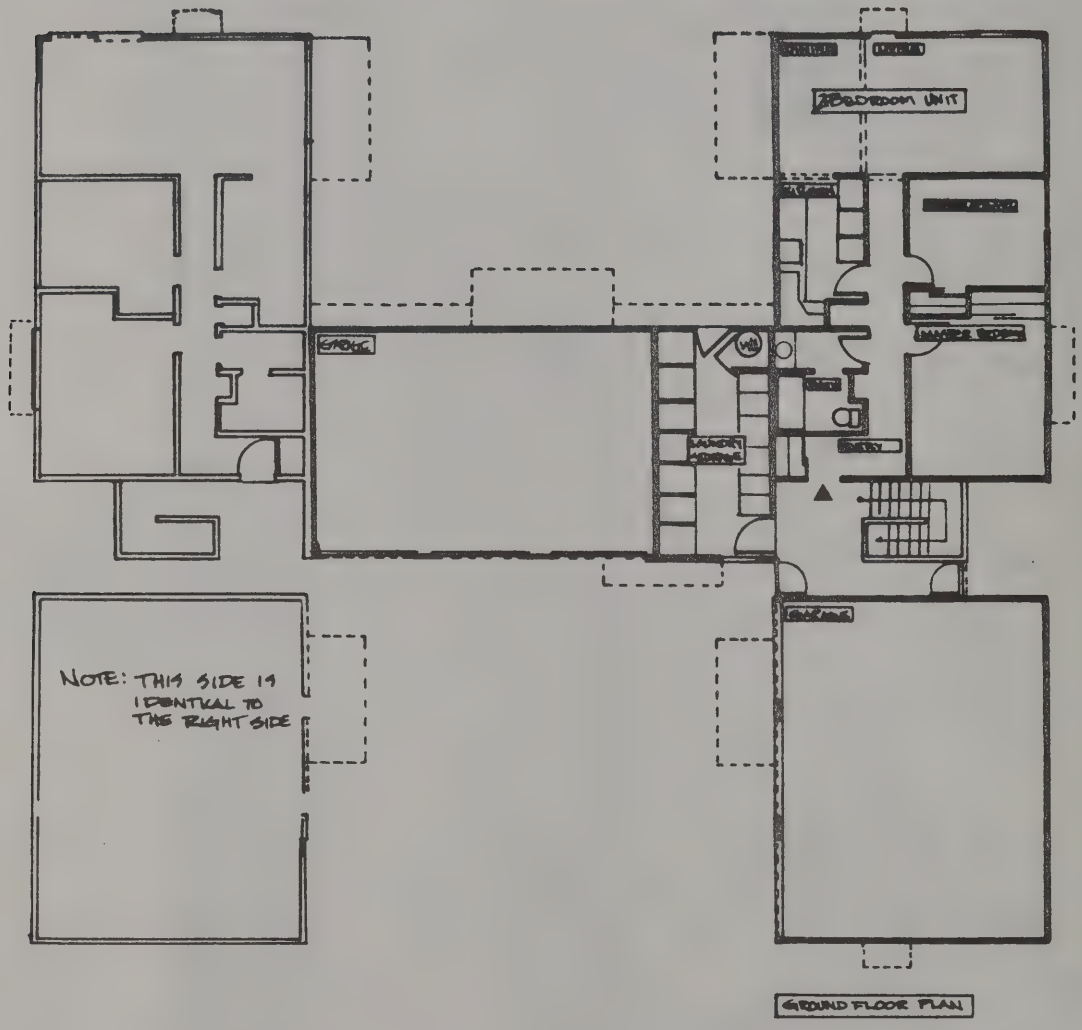
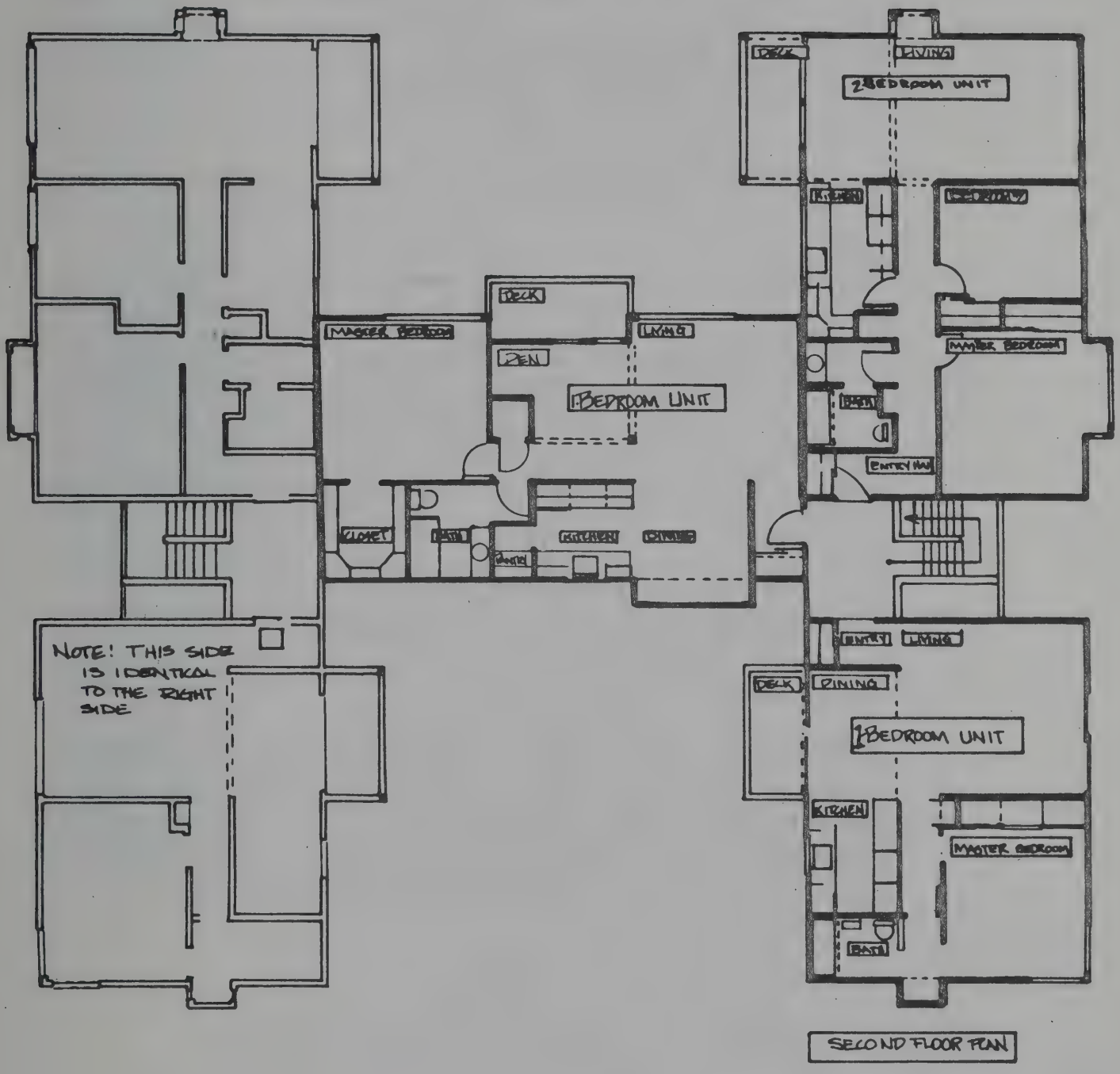


Figure 6.

second floor plan of multi-family home



SECOND FLOOR PLAN

FIGURE 7

APARTMENT BUILDING:

BASIC STATISTICS

individual units: 7
lot size: 10,365 sq ft.
#bedrooms per unit: 4-2 bedrooms
3-1 bedroom
sq. footage: 5944
building classification: V (wood frame; good)
frontage feet: 100
impervious sq. footage: 7810
encroachment permit: yes
trench pavement restoration: 30 sq. ft.

- Total planning fees for the multi-family home range from $35 in Pittsburg to $2,564 in unincorporated Santa Clara County. In comparison, 1979's fees ranged from $15 in Emeryville to $1,661 in unincorporated Santa Clara County. The median total of $375 is 25 percent higher than 1979's median total of $300. In addition, eight of the jurisdictions charge staff time for at least one fee, as compared with only two of the jurisdictions in 1979. Therefore, their totals are not complete, and the percentage increase from 1979 to 1981 is actually higher.

- Total building permit costs for the multi-family dwelling range from $709 in Santa Rosa to $6,129 in Berkeley, with most fees clustering in the $1,000 to $2,000 range. The median fee of $1597 is 30 percent higher than the 1979 median of $1,215. In contrast, total building fees for the single-family home rose 43 percent during those years.

- Somewhat fewer jurisdictions charge growth-impact fees to the multi-family dwelling than to the single-family home: 66 percent of the respondents, as compared with 73 percent for the single-family home. Total growth fees assessed range from $300 in Sausalito to $18,371 in Fairfield, with a median total of $3670. The median per-unit total of $617 is approximately 60 percent of the median total for the single-family home.

- Utility connection fees, based on either the size of the pipe or meter, or the number of units to be served, are also generally lower per unit. Water connection fees, for example, range from no charge in ten jurisdictions, to a high of $12,585 in unincorporated Sonoma County. The per-unit median charge of $535 for a water connection fee is 65 percent of that charge for a single-family home. The median total utility connection is $6835. This figure represents a 40 percent increase over the 1979 median total of $4885.

- The total development fees for a multi-family dwelling have a wide range, from $1,610 in unincorporated Solano County to $36,578 in Livermore. The median total of $11,387 represents a 28 percent increase over 1979's median total of $8,913. This is equivalent to the increase in total fees for the single-family home during these years.

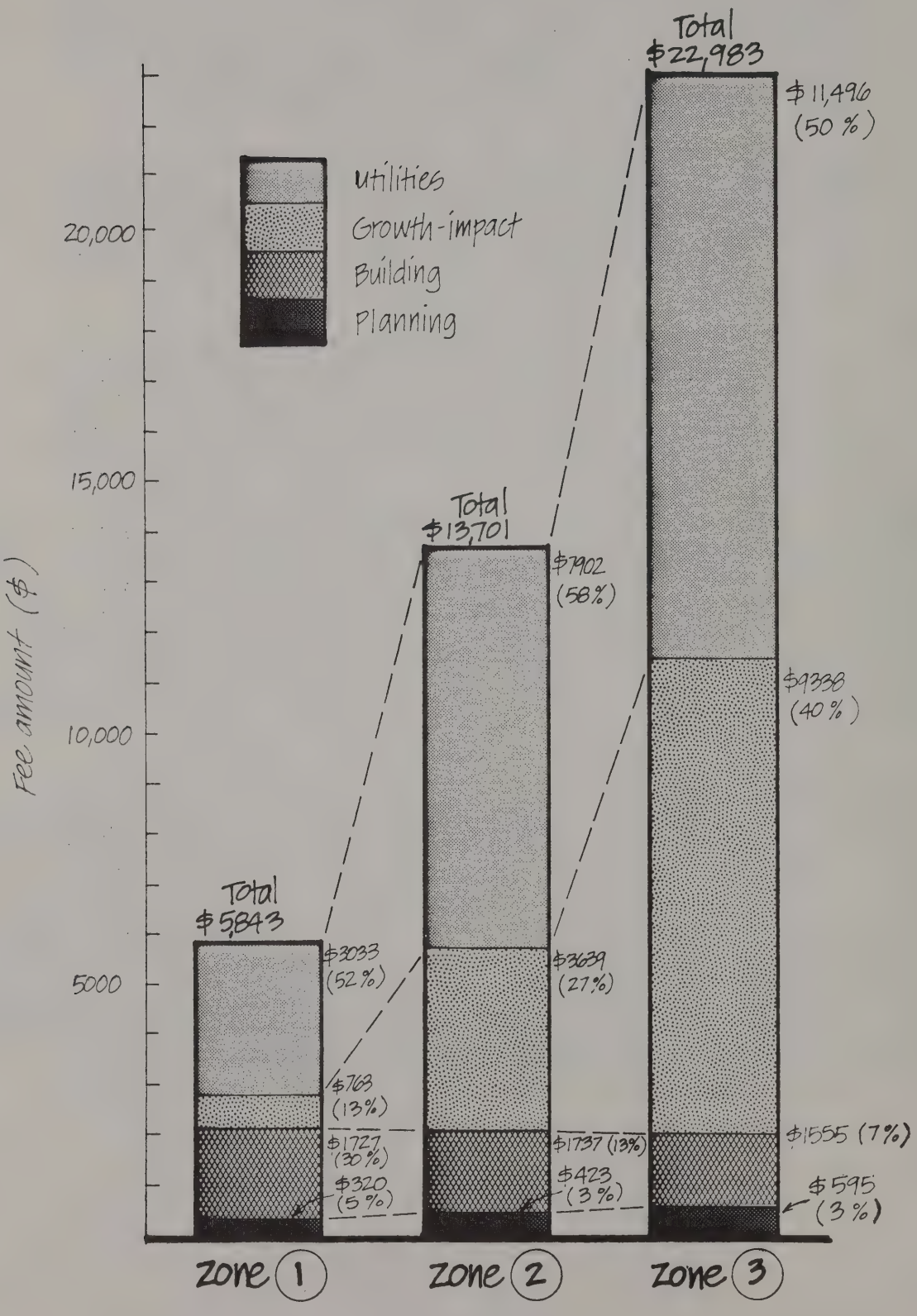
- As in 1979, the total per-unit charge is only about half that of a single-family home. Much of this difference is attributed to lower per-unit costs for growth-impact and utility fees. In addition, a part of the difference is due to the fewer planning services necessary for the multi-family dwelling.

Figure 8 shows the proportion of different development fees for the multi-family dwelling in the three zones delineated for the single-family home. Again, planning and building fees are virtually the same in all three zones; growth fees rise dramatically, both proportionately and in absolute numbers; and utilities fees, while a similar percentage in all three zones, more than triple in amount. Thus, higher development fees in rapidly developing areas are the result of increasing costs for such facilities as schools, parks, and sewer and water systems.

As with the single-family home, this pattern is substantially the same as it was in 1979. The main difference is that the proportion of growth-impact fees within zones is higher in 1981 than in 1979. In 1979, growth-impact fees accounted for three percent of the total in Zone 1; by 1981 that proportion had increased to 13 percent. For Zone 2 the proportions for 1979 and 1981 are 20 and 27 percent respectively; for Zone 3, 33 and 40 percent respectively. Thus, the increased proportion is most noticeable in Zone 1. A closer examination of the data indicates that this is due primarily to an increase in the amount of growth fees charged, and only secondarily to an increase in the number of jurisdictions charging at least one growth fee.

Figure 8.

Average development fees, multi-family home: zones (1), (2) and (3) (see map for zone areas)



III. RESTAURANT

Figure 9 illustrates the floor plan of the third structure, a restaurant. Figure 10 displays its basic statistics. The following has been assumed: 1) the building will be constructed in an area already zoned commercial; 2) a parcel map will not be necessary; 3) a variance will be necessary; and 4) an initial environmental study will result in a negative declaration.

Figure 9.

Floor plan of restaurant

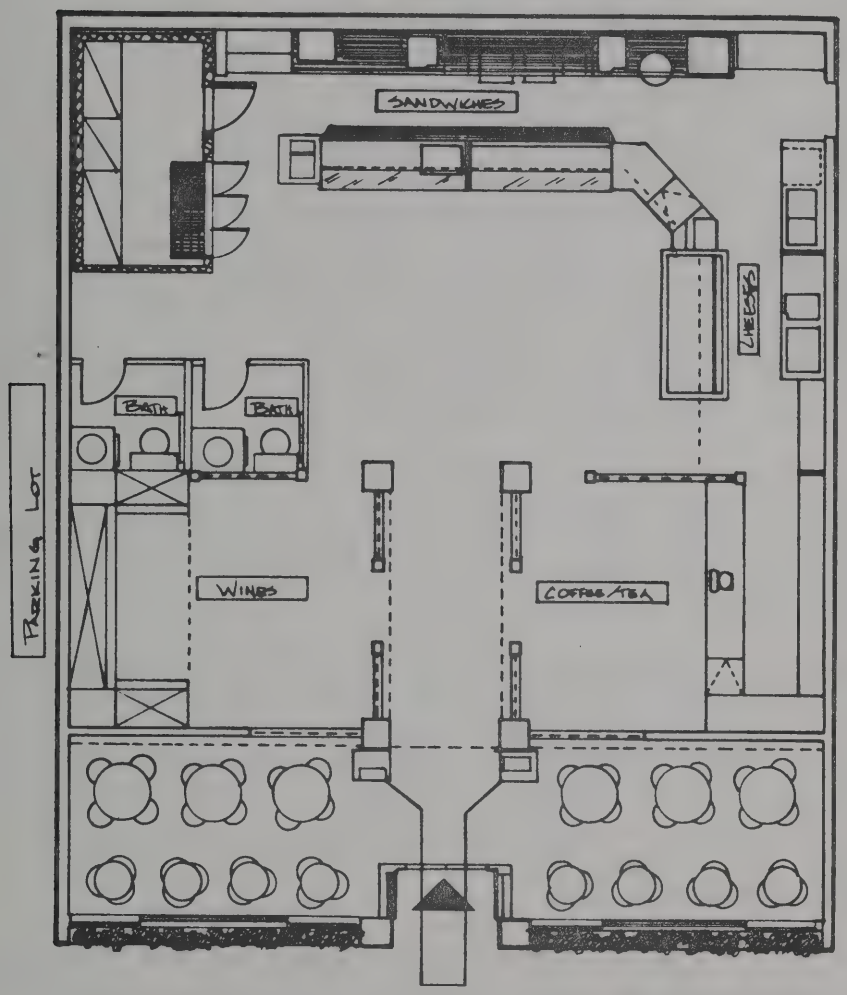


FIGURE 10

DELICATESSEN:

BASIC STATISTICS

lot size: 7761 sq. ft.
sq. footage: 2080
building classification: III
frontage feet: 60
impervious sq. footage: 6175
encroachment permit: yes

- The distribution of total planning fees for the restaurant ranges widely, from $100 in Albany, Berkeley and Colma to $2,779 in unincorporated Santa Clara County. The median total of $519 is 13 percent higher than the median total for 1979. However, seven of the jurisdictions have incomplete totals (generally due to staff time charged, which could not be estimated), as compared with three in 1979. Thus, the true difference between the two years could not be calculated, but is most likely greater than 13 percent.

- Total building fees range from $404 in Portola Valley to $2720 in Berkeley. The median total of $839 is 41 percent higher than the 1979 median total of $594. This is approximately the same as the increase in building fees for the two residential structures.

- Only 24 jurisdictions (or one-third of the respondents) charge any growth-impact fees to the restaurant. This percentage has not changed since 1979. However, the median fee has increased 60 percent in these two years, from $312 to $499. Fees charged to the restaurant include a license tax (not the same as the fee for a business license), construction tax, traffic fee, bridge fee, park fee, and a variety of fees to finance public improvements.

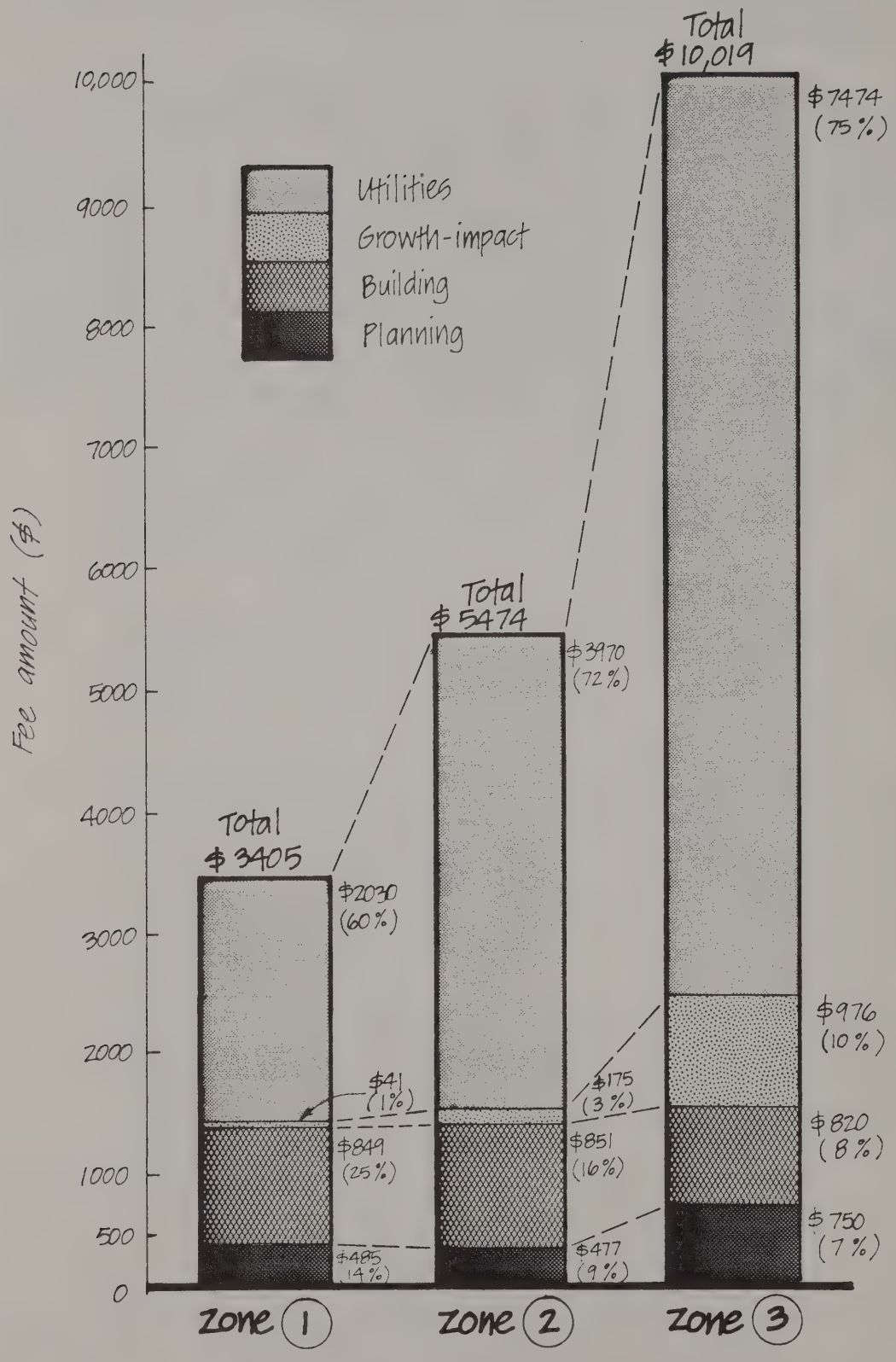
- Utility costs range widely. Water connection fees, for example, range from no charge in twelve jurisdictions to the highest charge of $17,930 in Pacifica. The median total for all utility connections (storm drain, sewer and water) is $3022, a 41% increase over the median total in 1979.

- Total development fees for the restaurant range from $1,047 in Los Altos to $24,591 in Fairfield. The median total of $4,993 is 46 percent higher than 1979's median total of $3,416. This is a greater increase than the increases for the single-family or multi-family home, which were 32 percent and 28 percent respectively.

Figure 11 displays the proportion of different development fees in the three zones for the restaurant. Planning and building fees drop proportionately as total fees rise. The average total growth-impact fee increased fourfold from Zone 1 to Zone 2, compared to an increase in total development fees between the two zones of only 61 percent. This is the opposite of the 1979 pattern, in which growth-impact fees actually declined between Zones 1 and 2. As in 1979, both growth-impact and utility connection fees rise substantially in Zone 3. Again, as in 1979, growth-impact fees comprise a far smaller proportion of the total in Zone 3 for the restaurant than they do for either of the residential dwellings, and rise far less dramatically than utility costs. Utility costs account for most of the differences in fees among the three zones, rising more than three times from Zone 1 to Zone 3.

Figure 11.

Average development fees, restaurant: zones (1), (2) and (3) (see map for zone areas)



IV. PRINT SHOP

Figure 12 illustrates the floor plan of the fourth structure, a print shop. Figure 13 displays the basic statistics of this building. The following assumptions have been made: 1) the building will be constructed in an area already zoned light industrial; 2) a parcel map will not be necessary; and 3) an initial environmental study will result in a negative declaration.

Figure 12.
Floor plan of print shop

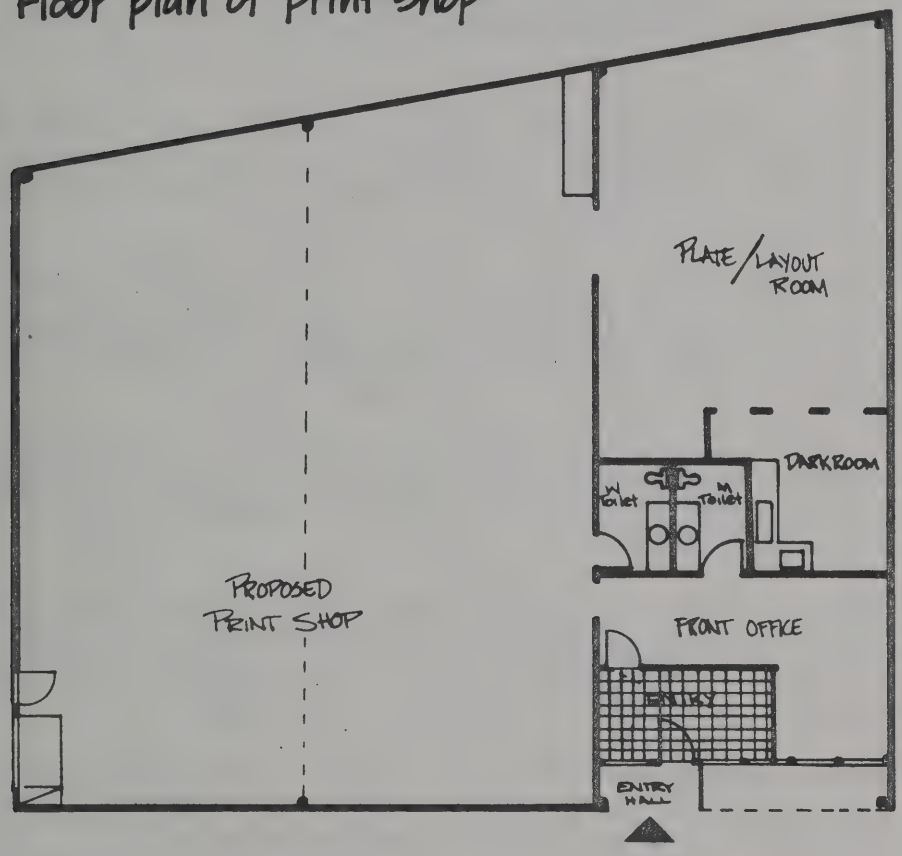


FIGURE 13

PRINT SHOP:

BASIC STATISTICS

lot size: 7812 sq. ft.
sq. footage: 4000
building classification: II
frontage feet: 125
impervious sq. footage: 6226
encroachment permit: yes

- Total planning fees for the print shop cluster in the $250 to $400 range, although six jurisdictions total $1,000 or more. The median total of $385 is 28 percent higher than the 1979 median total of $300.

- Most total building fees fall within the $650 to $850 range. The median total of $820 is approximately one-third higher than the 1979 median total of $620, an increase similar to those of the other three buildings.

- As with the restaurant, approximately one-third of the respondents charge a growth-impact fee to the print shop. The median total of $538 is slightly higher than that of the restaurant ($499).

- Total utility connection fees for the print shop range from $68 in unincorporated Santa Clara County to $19,730 in Pacifica. The median total of $2,742 represents a 24 percent increase over 1979's median total of $2,213.

- Total development fees for the print shop range from $840 in unincorporated Solano County to $23,982 in Fairfield, compared with 1979's range of $594 in unincorporated Solano County to $17,548 in Pacifica. The median total of $4,316 represents a 24 percent increase over 1979's median total of $3,492.

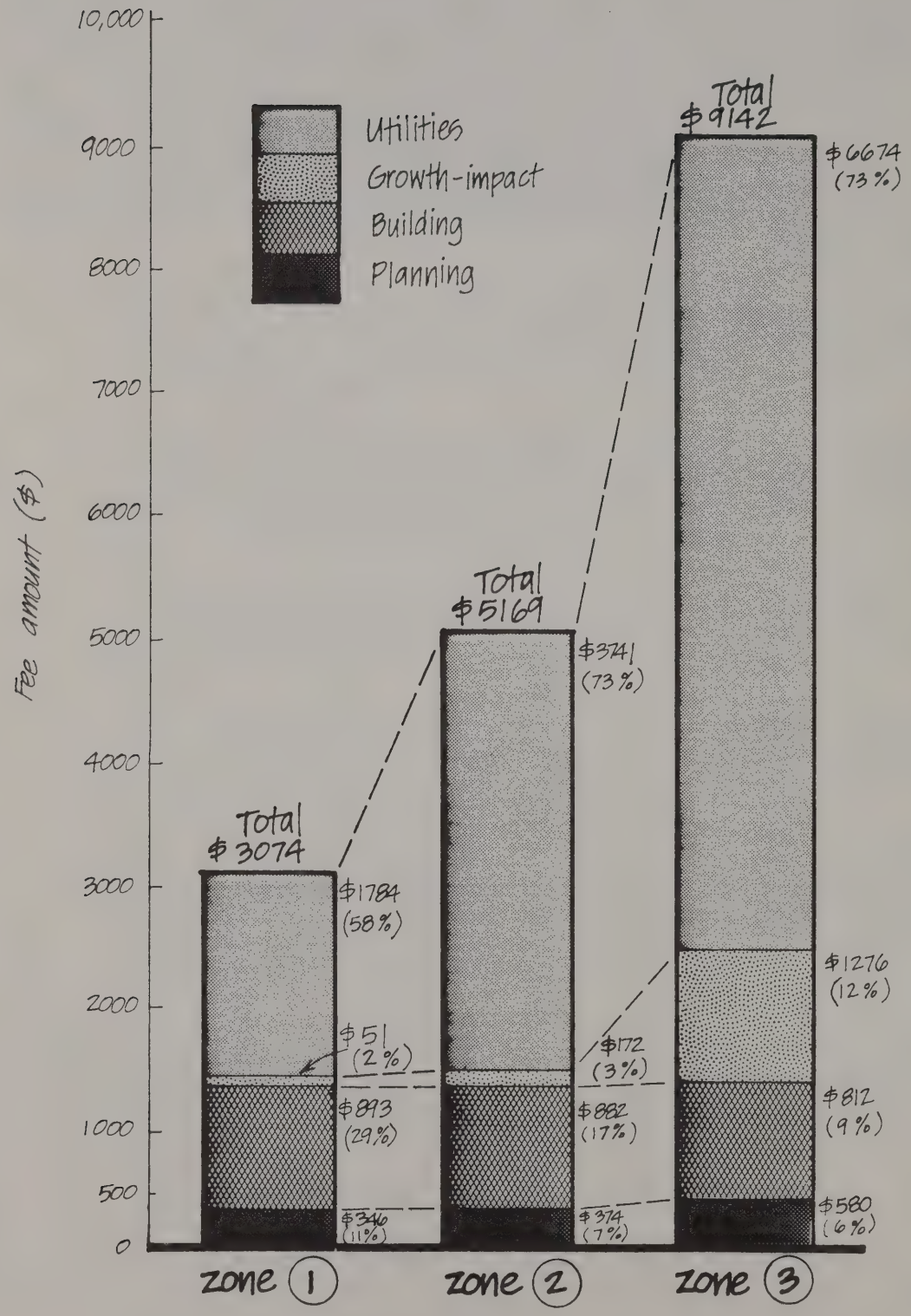
Figure 14 displays the proportion of different development fees in the three zones for the print shop. The pattern is similar to that of the restaurant: planning and building fees drop proportionately as total fees rise; growth fees increase threefold from Zone 1 to Zone 2 (again,

this is a change from the 1979 pattern, which showed a slight decline in growth fees from Zone 1 to Zone 2); and both growth impact and utility fees rise substantially in Zone 3.

Growth fees comprise 12 percent of the total in Zone 3--as with the restaurant, a small proportion compared with the 40 percent that these fees comprise in Zone 3 for residential buildings. However, this is a considerable increase for the print shop over the 1979 proportion of four percent in Zone 3. What seems to have happened is that growth fees assessed on the print shop have "caught up" with those assessed on the restaurant, so that in proportion and amount they are approximately equal in 1981, whereas they were much lower for the print shop in 1979. As in 1979, however, for both the restaurant and print shop, the higher fees in the more rapidly developing areas go primarily to finance sewer and water systems.

Figure 14.

Average development fees, print shop: zones (1), (2) and (3) (see map for zone areas)



Percentile Rankings

Table 1 is a percentile ranking of total development fees for each structure in 1981. Percentiles are a way to judge the relative standing of individual jurisdictions. For example, for a jurisdiction to have a score of "75" in the single-family column means that 75 percent of the respondents have a total fee for that building that is lower than that jurisdiction's total, while 25 percent of the respondents have a higher total. A score of "100" indicates that that jurisdiction has the highest total fee of the all respondents for that structure, while a score of "1" indicates that the jurisdiction's total for that building is the lowest of all the respondents. A score of "0" indicates that a total is missing for that jurisdiction.

In general, jurisdictions that ranked high in 1979--e.g., Petaluma, Fairfield, Livermore, Pleasanton--were ranked about the same in 1981. Jurisdictions ranked at the mid-level in 1979, but with areas of rapid development--e.g., Vacaville, Antioch, Brentwood, Hercules--moved up in rank in 1981. For both years, jurisdictions that rank high in development fees for housing generally rank high in development fees for industrial and commercial construction, when compared with other jurisdictions.

Percentile ranking of total development fees, 1981

	single-family	multi-family	Restaurant	Print shop
ALAMEDA COUNTY	28	35	53	63
ALAMEDA	40	48	42	40
ALBANY	15	13	20	21
BERKELEY	37	38	47	36
FREMONT	77	91	65	78
HAYWARD	50	50	50	60
LIVERMORE	97	100	89	84
OAKLAND	38	20	24	27
PLEASANTON	88	97	92	86
SAN LEANDRO	31	16	28	24
UNION CITY	85	89	84	83
CONTRA COSTA COUNTY	62	60	69	46
ANTIOCH	84	73	57	72
BRENTWOOD	78	26	60	71
CLAYTON	68	61	85	89
CONCORD	54	51	78	80
EL CERRITO	17	25	36	30
HERCULES	70	85	71	75
MARTINEZ	60	82	88	74
MORAGA	65	70	62	34
PINOLE	47	67	88	68
PITTSBURG	5	7	73	12
RICHMOND	35	36	55	65
MARIN COUNTY	75	54	46	57
MILL VALLEY	61	57	33	56
NOVATO	42	58	63	69
SAN ANSELMO	45	44	18	53
SAN RAFAEL	71	63	91	95
SAUSALITO	72	66	34	59
TIBURON	100	80	75	0
NAPA COUNTY	30	52	68	4
NAPA	41	32	59	50
SAN FRANCISCO	0	0	0	0

Table 1.

Percentile ranking of total development fees, 1981 (continued)

	single-family	Multi-family	Restaurant	Printshop
SAN MATEO COUNTY	34	22	26	28
ATHERTON	11	0	0	0
BELMONT	51	76	72	77
BURLINGAME	8	4	15	15
COLMA	14	29	8	18
DALY CITY	24	30	49	39
FOSTER CITY	32	42	37	42
PACIFICA	87	75	98	98
PORTOLA VALLEY	1	0	13	0
REDWOOD CITY	18	17	43	37
SAN BRUNO	22	41	4	6
SAN MATEO	10	14	7	7
SOUTH SAN FRANCISCO	21	33	21	9
SANTA CLARA COUNTY	4	19	44	31
CAMPBELL	7	5	14	10
CUPERTINO	20	8	10	25
GILROY	52	79	5	13
LOS ALTOS	58	2	1	3
LOS GATOS	82	27	30	45
MORGAN HILL	90	86	66	66
MOUNTAIN VIEW	27	39	56	87
PALO ALTO	25	11	39	43
SAN JOSE	92	83	94	62
SANTA CLARA	12	10	27	16
SARATOGA	44	45	23	0
SUNNYVALE	55	23	17	48
SOLANO COUNTY	2	1	2	1
DIXON	81	69	40	19
FAIRFIELD	98	98	100	100
RIO VISTA	64	88	79	90
SUISUN CITY	95	92	82	92
VACAVILLE	91	94	95	96
VALLEJO	94	95	81	81
SONOMA COUNTY	80	64	97	93
PETALUMA	74	72	11	22
ROHNERT PARK	48	47	31	33
SANTA ROSA	57	55	52	54
SONOMA	67	77	76	51

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